



**Planning Staff Report to
Greenville Planning Commission
March 11, 2022**
for the March 17, 2022 Public Hearing

Docket Number: AX-3-2022
Applicant: Harry Clayton
Property Owners: Clayton Goddard LLC
Property Location: 533 Woodruff Road
Tax Map Number: 026000-01-01610
Acreage: 2.436 acres
Right-of-way area: 0 acres
Total area (to be annexed): 2.436 acres
Existing Zoning: S-1, Services district (Greenville County)
Proposed Zoning: C-3, Regional commercial district (City of Greenville)
Adjacent Zoning: N: S-1, Services District (Greenville County)
E: S-1, Services District (Greenville County)
S: S-1, Service District (City of Greenville)
W: S-1, Services District (Greenville County)
District: Council District 4
Staff Recommendation: **Recommend Approval for Annexation, Rezone, and Future Land Use Designations of Community Mixed-use**

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 2-372 *Function, Powers, and Duties of the Planning Commission*
Sec 19-1.3 *Purpose and Intent*
Sec.19-2.1.2 (A) (2) (b) *Zoning District Map Amendments (Rezoning)*
Sec.19-2.1.2 (A) (10) *Annexation of properties into the corporate limits*
Sec.19-2.3.2 (E) (2) *Amendments to Zoning District Map*
Sec.19-3.2 *District Descriptions*

Project Overview:

The applicant has petitioned the City of Greenville to annex approximately 2.436 acres of lot area into the Greenville city limits and to zone it C-3, Regional commercial district. No right-of-way will be annexed.

Procedural Requirements:

Pre-Application and Development Meetings

A pre-application meeting was held between the applicant and Planning staff prior to submittal of this annexation application.

Neighborhood Meeting

The applicant conducted a neighborhood meeting on February 8, 2022, as required by subsection 19-2.2.4 of the Land Management Ordinance. The meeting attendance record and meeting notes are attached to the packet.

Site Information

The acreage is located at 533 Woodruff Road and is currently zoned S-1, Services district, in Greenville County. The property is not located in any Special Emphasis Neighborhood within Greenville County.

The applicant requests to annex the property into the City with a C-3 zoning designation. The C-3 zone is intended to establish and preserve distinct areas for regional retail shopping centers. The district typically is located along major arterials. Residential uses are allowed; light manufacturing uses may be allowed.

Staff Analysis:

Staff offers the following responses to the standards to rezone found at Section 19-2.3.2 (E) (2), *Amendments to Zoning District Map*.

1. Consistent with the Comprehensive Plan: The Future Land Use Map (FLUM), associated with the GVL2040 Comprehensive Plan, will designate a portion of the subject area for annexation as “*Urban Residential*”. Community Mixed-use is defined as areas generally located adjacent to highways and major thoroughfares and are buffered from the Sub-urban Residential areas. They serve the larger Greenville community and contain a diverse mix of mid-size to large-size employers in commercial, light manufacturing/industrial, distribution, medical offices, institutional, etc. Multi-family developments are also included with appropriate buffers when adjacent to high intensity uses.
2. Changed conditions since the original designation: The process of annexation requires the property be assigned a City zoning designation.
3. Addresses a demonstrated community need: The C-3 zoning designation allows for an appropriate range of uses for the area.
4. Compatible with surrounding uses: Surrounding uses includes a mix of similar zoned properties within the County, single-family residential uses, and service-oriented uses. The site is currently under construction for a new private school that was permitted through Greenville County. The proposed C-3 zoning classification will allow for development that is compatible with the surrounding properties and proposed use.
5. Promotes logical development pattern: The proposed zoning designation provides uses that are logical to the future development pattern of the area. The C-3 designation has been used for previous annexations along the same block of Woodruff Road.
6. Will not result in “strip” or ribbon commercial development: The site will be the future home of a private school.
7. Will not create an isolated zoning district: Adjacent properties in the City are zoned S-1 in the Verdae development and were developed as single-family homes. Adjacent County properties are zoned S-1. The proposed C-3 zoning designation is consistent with zoning districts of nearby properties that have been annexed along the north block of Woodruff Road.

8. Surrounding property values: It is not anticipated that the proposed annexation and rezone will result in significant adverse impacts on the property values of adjacent lands. The C-3 zoning designation is compatible with other properties in the area.
9. Effect on natural environment: The proposed zoning amendment is not anticipated to have any adverse impacts on the natural environment. All future development is required to comply with environmental standards.
10. Public facilities and services: Public facilities and services are available for this site. The property is currently in the Wade Hampton Fire District and will remain within it upon annexation. Metro Sewer District is the primary sanitary sewer provider for the property. Greenville Water maintains a 16-inch, looped water main on Woodruff Road capable to serve the property.

STAFF RECOMMENDATION:

APPROVE, with staff comments

Staff Comments

Planning Comments

Recommend: Approve w/ Comments

Comments:

1. Staff recommends that the Future Land Use designation be “*Community Mixed-use*” in accordance with the Greenville 2040 Comprehensive Plan.

Traffic Engineer Comments

Recommend: Approve

Comments:

No comments.

Environmental Engineer Comments

Recommend: Approve w/ Comments

Comments:

- 1) Wastewater – Wastewater service for the development will be subject to the following conditions:
 - a. There are existing Metropolitan sewer mains available to serve this development. The developer must confirm that the existing sewer system/treatment plant has available flow from Metro and ReWa by submitting a Sewer Capacity Request Form (Service Lateral Fillable Form aka PSSAR).
- 2) Stormwater Management – Any proposed development must be performed in conformance with the City's stormwater ordinance (Article 19-7: Stormwater Management). Specifically, you will need to have a Professional Engineer prepare a non-single family site plan for the development and it will be subject to the following conditions:
 - a. A stormwater plan is required to be submitted with the non-single family site plan permit. Submit the major, minor or the soil erosion and sediment control stormwater plan as appropriate.
 - b. At a minimum, a stormwater plan should include:
 - i. Proposed layout.
 - ii. Appropriate erosion control best management practice standard details.
 - iii. A construction entrance.
 - iv. A concrete washout.
 - v. Silt fence

- c. The plan should also show any drainage details needed to ensure the development will not adversely impact adjacent properties and will adequately control runoff from offsite.
 - a. If the proposed development creates a new impervious surface greater than or equal to 0.25 acres, water quantity will be required for the 2, 10 & 25 year 24 hour storm event with no significant increase in the 100 year 24 hour storm event.
 - b. Any stormwater drainage system conveying offsite water shall be designed in compliance with the Stormwater Ordinance.
 - c. Water quality treatment is required when either:
 - The proposed development has a total impervious surface area ratio of 60% or greater and disturbs 50% or more of the parcel or larger common plan over a five year period; or;
 - The proposed development creates a new impervious surface greater than or equal to 0.25 acres.
- 3) Floodplain – A portion of the subject property is not located in a FEMA floodplain as determined utilizing 2019 Flood Insurance Rate Maps.

Civil Engineer Comments

Recommend: Approve

Comments:

Approved with no comments.

City Engineer Comments

Recommend: Approve w/ Comments

Comments:

Application review approval is subject to the applicant satisfying all conditions and requirements of the engineering divisions.

Fire Department Comments

Recommend: Approve

Parks & Recreation Comments

Recommend: Approve

Comments:

Plans reviewed, no comments.

Tree and Landscape Comments

Recommend: Approve w/ Comments

Comments:

A tree survey will be required at time of permit submission. Tree survey should include all trees on site that are greater than 6" DBH. Site plan should show all trees that will be removed due to construction. Mitigation will be required for any protected trees that are removed with either inch per inch replacement or fee-in-lieu. A landscape plan will be required showing the required street trees, parking lot trees, and

replacement trees should that apply. Tree density of 1 per 2000 sf minus building footprints should be maintained for each individual lot.



city of greenville

APPLICATION FOR ANNEXATION

Planning Department (864) 467-4476
planning@greenvillesc.gov

Office Use Only:

Application# _____ Fees Paid _____
Date Received _____ Accepted By _____
Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

Clear Form

	APPLICANT	PROPERTY OWNER
*Name:	Harry Clayton	Clayton Goddard LLC
*Title:	Manager	
*Address:	121 Venture Blvd Ste A	121 Venture Blvd, Suite A
*State:	Spartanburg, SC 29306	Spartanburg, SC
*Zip:	29306	29306
*Phone:	864-576-1901	
*Email:	hclayton@claytonconstruction.net	

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 026000-01-01610

*TOTAL ACREAGE TO BE ANNEXED 2.5

*CURRENT ZONING DESIGNATION (County) Sts Service District

*PROPOSED ZONING DESIGNATION (City) G3, Regional commercial district

*DEED RESTRICTIONS N/A

TYPE OF ANNEXATION

*Please select one (1) type: ☒ 100% ☐ 75% ☐ 25%

For 100% and 75% Annexations, please Include the corresponding **Annexation Petition** with the application submittal.

INSTRUCTIONS

1. The applicant is strongly encouraged to schedule a preapplication conference with Planning and Development prior to the scheduled submission deadline. At this time, the applicant may also be encouraged to schedule a sufficiency review two (2) weeks prior to the scheduled submission deadline to allow staff review of the application. Call (864) 467-4476 or Email Planning@Greenvillesc.gov to schedule an appointment.
2. If the application includes more than one (1) parcel and/or more than one (1) owner, the applicant must provide the appropriate deed book/page references, tax parcel numbers, and owner signatures as an attachment.
3. All applications for Annexation must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.
4. Staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency. If the application is deemed insufficient, staff will notify the applicant and request that the application be revised and resubmitted to address insufficiency comments. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.
5. Please refer to **Section 19-1.9, Annexations** for additional information.
6. **Public Notice Requirements.** Annexation applications require a planning commission public hearing. Staff shall post signs regarding the same on the subject property at least 15 days (but no more than 18 days) prior to the scheduled planning commission hearing date.
Upon planning commission recommendation, the application item will be scheduled for city council hearing.
The Neighborhood meeting shall be setup by staff prior to the Planning Commission meeting and will invite the applicant to attend to meet the requirements of Section 19-2.2.4, neighborhood meetings
7. **Please verify that all required information is reflected on the application, and submit one (1) electronic or hard version of the application submittal package.**
8. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.
In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.
Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration and that any recommendation, for approval or denial, by the Planning

Commission will be presented to the City Council at their next regularly scheduled meeting to be held on the fourth Monday of the month following the Planning Commission meeting in which the matter was heard.

[Signature]
1-27-22

***APPLICANT SIGNATURE**

DATE

11. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ☐ or is not ☒ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures	
Applicant	<u>[Signature]</u>
Date	<u>1-27-22</u>
Property Owner/Authorized Agent	<u>[Signature]</u>
Date	<u>1-27-22</u>

APPLICATION REQUIREMENTS CHECKLIST



A completed application form.

Annexation petition signed by the required number of freeholders (owners of real property) or a representative with clear authority to sign such a petition for annexation. If the owner is a corporation, the petition must be signed by a duly authorized officer of the corporation. Corporate minutes of a resolution of the Board of Directors should accompany the petition. The signature of a real estate agent, broker or developer without specific authority to sign as to annexation is not acceptable. A petition with less than all freeholders signing is not acceptable for filing without a written statement from the City Attorney that the petition appears on its face to comply with state law regulating such petitions.

IMPORTANT NOTE:

Prior to applying for annexation, contact the City of Greenville's Engineering Department to verify the "availability" of utilities such as sanitary sewer and water.




CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

100 Percent
PETITION FOR ANNEXATION

The person(s) whose signatures appear below are freeholders owning real estate in an area which is contiguous to the City of Greenville and which is proposed to be annexed into the City. In general, the area can be described as 533 Woodruff Road (address) and consisting of approximately 2.5 acres located on 1 parcel (tax map parcel). That area is identified more particularly by the tax map parcel number(s) provided below and the Annexation Plat which is being provided to the City of Greenville Planning Commission in conjunction with this petition. Any and all plats are incorporated by reference as a description of the area. By their signatures, the freeholder(s) petition(s) the City Council of the City of Greenville to annex the entire area shown as being annexed on the plats, and such additional acreage within the outer boundaries of the area as the owners through their agent may designate.

This petition is submitted under the provisions of S.C. Code ' 5-3-150, authorizing the City Council to annex an area when presented with a petition signed by all persons owning real property in the area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at the City Hall, located at the address set forth above. All zoning processes will be in accordance with state statutes and city ordinance otherwise existing.

Property Owner(s)	Address/ Tax Map Number	Signature	Date
Claycon Goddard LLC	533 Woodruff Road/ 026 000-01-01610		1-27-22




CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

CERTIFICATION OF PETITION SIGNATURE

I, W Harry Clayton, have this 27th day of January, 2022, certified my signature previously given and dated for the annexation into the City of Greenville of one (1) or more parcels in which I have ownership interest by initialing a copy of the signature as previously given and dated. The parcel tax map number(s) is(are) as follows:

026000-01-01610


Signature

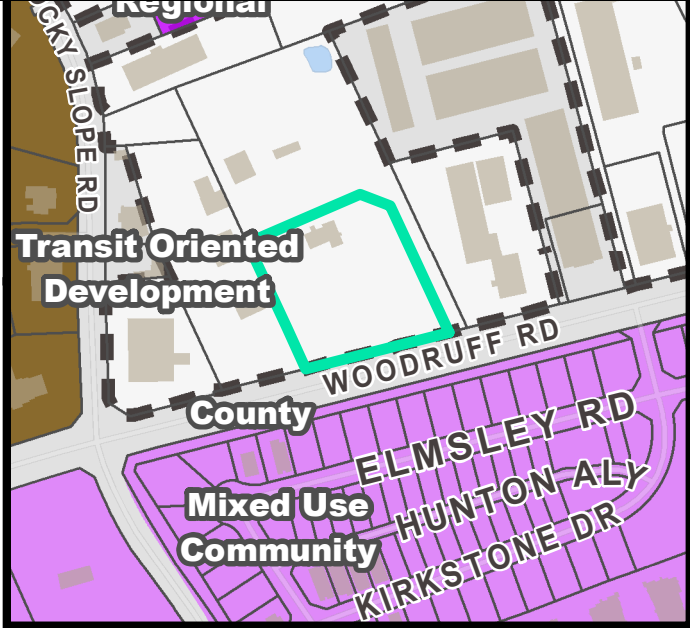
AERIAL VIEW



CURRENT ZONING



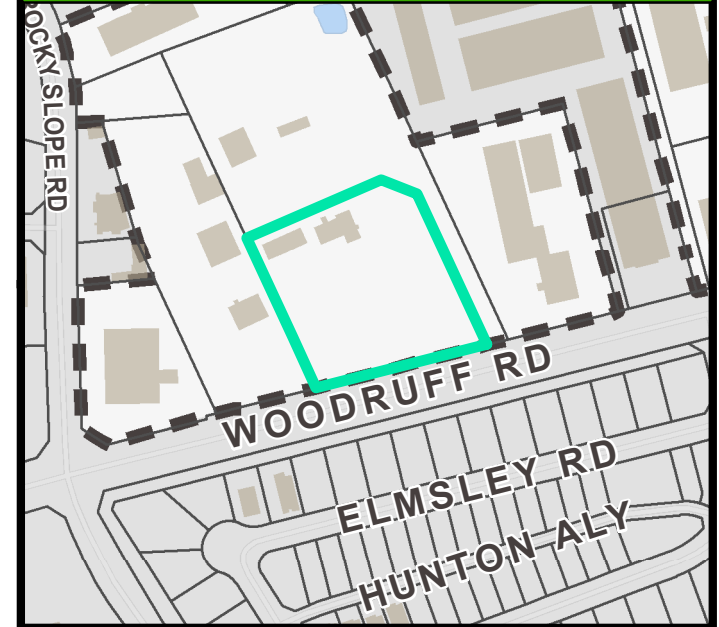
FUTURE LAND USE



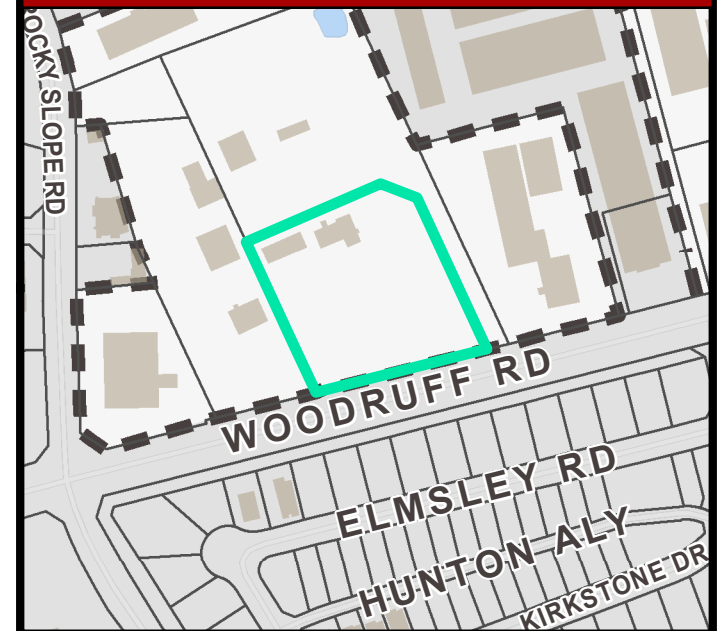
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



**UNINCORPORATED
GREENVILLE COUNTY**

0260000107300

0260000101607

0260000101606

0260000101612

0260000101600

REAL PROPERTY:
106,093.105 SQFT
2.436 ACRES

0260000101610

0259000100200

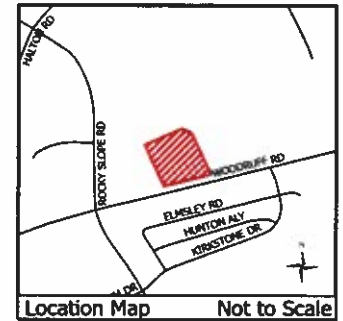
WOODRUFF RD

**CITY OF
GREENVILLE**

ELMSLEY RD

0262090103200

0262000100800



Location Map Not to Scale

ANNEXATION MAP

for
533 Woodruff Road
Tax Map No.
0260000101610
into the
City of Greenville

-  Total Annexation Area
-  Greenville City Limits

Total Area of Annexation:
106,093.105 Sq.Ft.
Total Acreage of Annexation:
2.436 Acres
Existing County Zoning: **S-1**
Proposed City Zoning: **C-3**
City Council District: **4**
Census Tract: **18.08**
File Number: **AX-3-2022**



Feet

0 100 200

This map is a product of the City of Greenville, SC and was compiled from plats and other available information. No actual field survey was performed. Reasonable efforts have been made to ensure the accuracy of this map. The City of Greenville expressly disclaims any responsibility or liability with regard to the use of this map.
Copyright: The City of Greenville, SC.

Michael B. Lawless
City Attorney *7.7.22* Date

EXHIBIT A

THE PROPERTY

ALL that piece, parcel or tract lot of land with all buildings and improvements situate, lying and being in Greenville County, South Carolina, on the northern side of Woodruff Road (SC Highway 146) being shown as 2.50 acres on a Plat of the property of Metromont Materials recorded in the RMC Office for Greenville County, South Carolina in Plat Book 11F, Page 3, and having according to a survey for Family Enterprises made by Freeland-Clinkscales & Associates, Inc., Engineers, dated July 10, 1991, the following metes and bounds to-wit:

BEGINNING at a rebar on the northern side of Woodruff Road at the corner of property now or formerly owned by Charles and Barbara Carter and running thence with the line of said property N 24-28 W 318 feet to an iron pin; thence along the line of property now formerly owned by Metromont Materials N 67-04 E 272 feet to an iron pin; thence continuing with said line S 68-43 E 71.65 feet to an iron pin; thence continuing with said line S 24-30 E 317.55 feet to an iron pin on the northern side of the right-of-way of Woodruff Road; thence with the northern side of the right-of-way of Woodruff Road S 75-46 W 327.3 feet to the point of beginning.

LESS AND EXCEPT ALL THAT TRACT OR PARCEL OF LAND DESCRIBED IN THAT CERTAIN Title to Real Estate (right-of-way purposes) from Family Enterprises, a South Carolina General Partnership to South Carolina Department of Transportation, dated February 5, 2002, filed for record June 4, 2022 at 9:00 a.m., recorded in Book 1997, Page 308, aforesaid Records.

This being the same property as conveyed by that certain Deed from Family Enterprises (a South Carolina General Partnership) to E.L.P. LLC, dated October 14, 2004, filed for record November 18, 2004, at 3:12 P.M., recorded in Book 2117, Page 1992 in the Register of Deeds office for Greenville County, South Carolina.

TMS # 026000101610.

HAULTON ROAD
CRACKY
WATERED
IN 1980
143-45W
75.0

- CHRISTINE JONES -

- CHARLES & BARBARA CARTER -

- AMERICAN ALUMINUM FORDY -

- EDGAR & BESSIE ATKINS -

- C.D. & MARGA BISHOP -

58.5
58.5

55.2
24.6

50.5
14.1

EXISTING BLOBS

- 3.94 AC -

- 6.44 AC -
TOT.

- 2.50 AC -

THIS PLAT IS NOT A SUBDIVISION
AS DEFINED BY THE GREENVILLE
COUNTY SUBDIVISION REGULATIONS.

Chairman, Secretary, or Director of
Planning.

Greenville County Planning Commission

1.2.1985

FILED
GREENVILLE CO. S.C.

JAN 7 4 40 PM '85

DONNIE S. TARKERSLEY
R.M.C.

475 TO
LALLTON ROAD

N24-28W - 563.3 TOT

318.0

368.0

101.0

327.3

575-46W

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

SURVEY FOR
METROMONT MATERIALS
NEAR GREENVILLE, GREENVILLE COUNTY, S.C.
SCALE: 1"=100' 5 JULY 1984
REV 12 NOV 1984

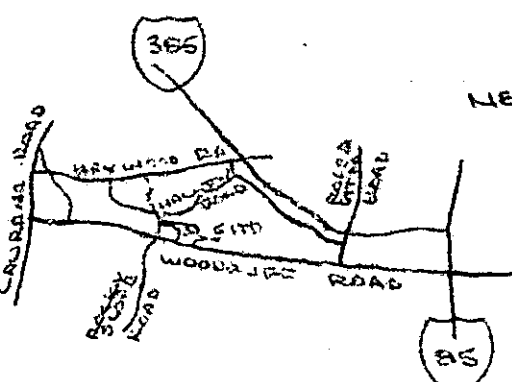
100 50 0 100

I Certify that the Ratio Of Precision Of The Field survey
is 1/7000+ As Shown Hereon And That The Area
Determined By D.M.D. Method Or Area Calculations.

R. B. [Signature]
RCS # 1952

CAROLINA SURVEYING CO.
112 MAIN ST.
GREENVILLE, S.C.

LOCATION MAP
NO SCALE



11-F-3 20211

2 JA 7 85 441

5.0001

276-18

260-1-16.6 & 260-1-73

73806

533 Woodruff Road Neighborhood Meeting

February 8, 2022 at 6:00 – 6:30 PM

Attendance:

Austin Rutherford – City staff

John Hamlett – City staff

Max Clayton – 535 Woodruff Road

Jim Sweet – No address provided.

Lavette Wright – Stenhouse Drive, hwright7013@bellsouth.net

Notes:

Why does it require a rezoning? - Annexing into City requires rezoning.